



PLANNING & CODES

Planning and Zoning Commission Report ZC 35-21

A request for Zoning Change 35-21 from Commercial (C) to Multi-Family Residential 3 (MF-3) located at the 3500 Block of N. Austin Street, Property ID 56432 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on December 14, 2021. Commissioner Bregande recused.

Armando Guerrero presented the staff report. He stated that the property is currently undeveloped and has no existing structures on the property. He explained that in addition to the required lot setback standards for Multi-Family High Density (MF-3), an additional setback of 10' feet will be required for the first story and 5' for each additional story. Shade canopy trees (minimum of 4" caliper) shall be planted every twenty feet on center between the multi-family development and the adjacent residences to provide an adequate buffer and screening between the two is also required.

Mr. Guerrero gave a brief overview of the surrounding properties and stated that the request is compatible with the surrounding land uses and zoning. The property is located within the Community Node district of the City's future land use plan with Multi-Family High Density (MF-3) being one of the zoning uses recommended for the Node District.

Staff found no health, safety or environmental issues identified for the property. The property fronts N. Austin Street and any proposed access to the site will require TxDOT review and approval. Access to this property can also be made through Continental Dr.

Staff is recommending approval of the zoning change from Commercial (C) to Multi-Family High Density (MF-3). One letter in opposition and one letter in support was received.

Staff recommended approval of the zoning change from Commercial (C) to Multi-Family High Density (MF-3). The proposed zoning change is compatible with the City's Future Land Use Plan, and existing street classification meets the requirements for a multi-family development.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 35-21), Commissioner Lievens moved that the Planning and Zoning Commission recommended approval of the zoning change from Commercial (C) to Multi-Family High Density 3 (MF-3) for property located at the 3500 Block of N. Austin Street. Vice-Chair Kirchner seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO MULTI FAMILY HIGH DENSITY 3.


Francis Serna, Planning Assistant

MOTION PASSED
7-0-0


ATTEST: Armando Guerrero, Planner



PLANNING & CODES

ZC 35-21 Staff Report
3500 Blk of N. Austin St
Zoning Change from C to MF-3

Applicant:

Marstan Corporation
1519 East 27th St.
Brooklyn, NY 11229

Property Owner:

Mark R. Wallock &
James S. Frost
113 W. Gonzales St
Seguin, TX 78155

Property Address/Location:

3500 Blk of N. Austin St

Legal Description:

Abs: 20 Sur: A. M. Esnaurizar
11.296 AC.
Property ID: 56432

Lot Size/Project Area:

11.296 acres

Future Land Use Plan:

Community Node

Notifications:

Mailed: Dec 1, 2021
Newspaper: Nov 28, 2021

Comments Received:

None

Staff Review:

Armando Guerrero
Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- Proposed Site Plan

REQUEST:

A Zoning Change request from Commercial (C) to Multi-family High Density (MF-3)

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Farmland
N of Property	LI	Manufacturing facility
S of Property	A-R	Farmland
E of Property	S-R/MF-3	Residential
W of Property	R-1	Residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Commercial (C) to Multi-Family High Density (MF-3) for a future multi-family development on a vacant undeveloped 11.296-acre property located on the 3500 Blk of N. Austin St. Similar zoning can be seen to the east, along with existing residential homes to the east and west of this property.

Staff is recommending approval of the zoning change from Commercial (C) to Multi-Family High Density (MF-3). The proposed zoning change is compatible with the City's Future Land Use Plan.

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

This 11.296-acre parcel is located on the 3500 Blk of N. Austin St. it is currently undeveloped and has no existing structures on the property.

CODE REQUIREMENTS:

Commercial (C) zoning does not allow for a multi-family development, a zoning change to Multi-Family High Density (MF-3) is needed to allow for this particular development.

In addition to the required lot setback standards for Multi-Family High Density (MF-3), an additional setback of 10' feet will be required for the first story and 5' for each additional story of any proposed multi-family structure. In addition, shade canopy trees (minimum of 4" caliper) shall be planted every twenty feet on center between the multi-family development and the adjacent residences to provide an adequate buffer and screening between the two.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Existing Multi-Family High Density (MF-3) zoning is seen to the east of this property, along with existing residential homes zoned Suburban Residential (S-R). To the west residential homes zoned Single-Family Residential (R-1), Light Industrial (LI) zoning to the north, and vacant Agriculture Ranch (A-R) to the south.

MF-3 zoning is intended to create more variety in housing opportunities by utilizing small areas to avoid large tracts devoted strictly to multi-family residential development. MF-3 development is allowed a maximum of 20 units per acre and should be accessed by a collector or higher classification street, with Austin St. (Arterial) meeting the required street classification.

COMPREHENSIVE PLAN:

This property is located within the Community Node district of the City's future land use plan. Some residential housing forms are appropriate in this node. High- density ranges can be established within this node, with Multi-Family High Density (MF-3) being one of the zoning uses recommended for this node.

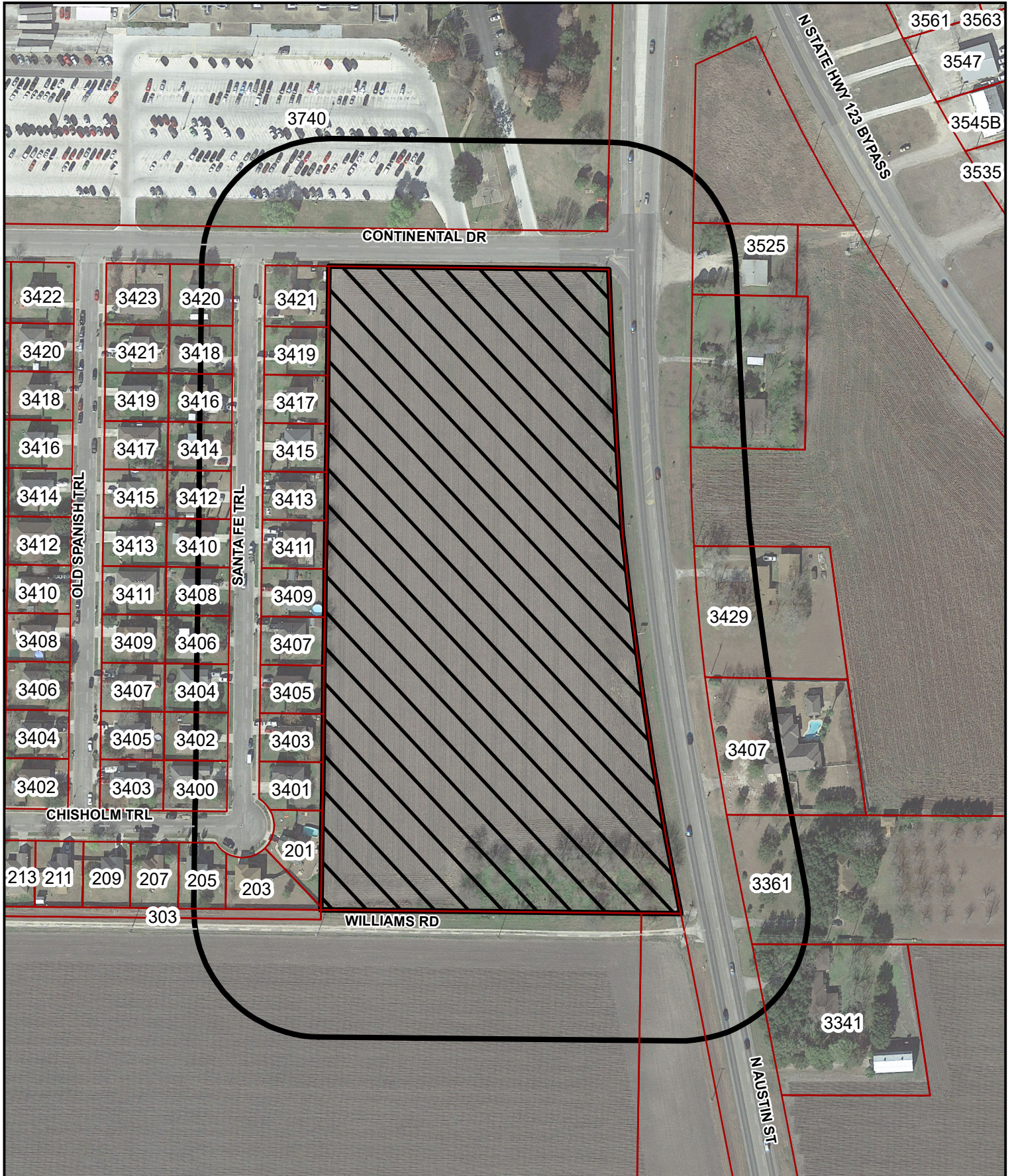
HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for this property.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property fronts N Austin St, any proposed access to the site will require TxDOT review and approval. Access to this property can also be made through Continental Dr.

LOCATION MAP

ZC 35-21 3500 Blk of N Austin St



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Lot Lines



Site Location



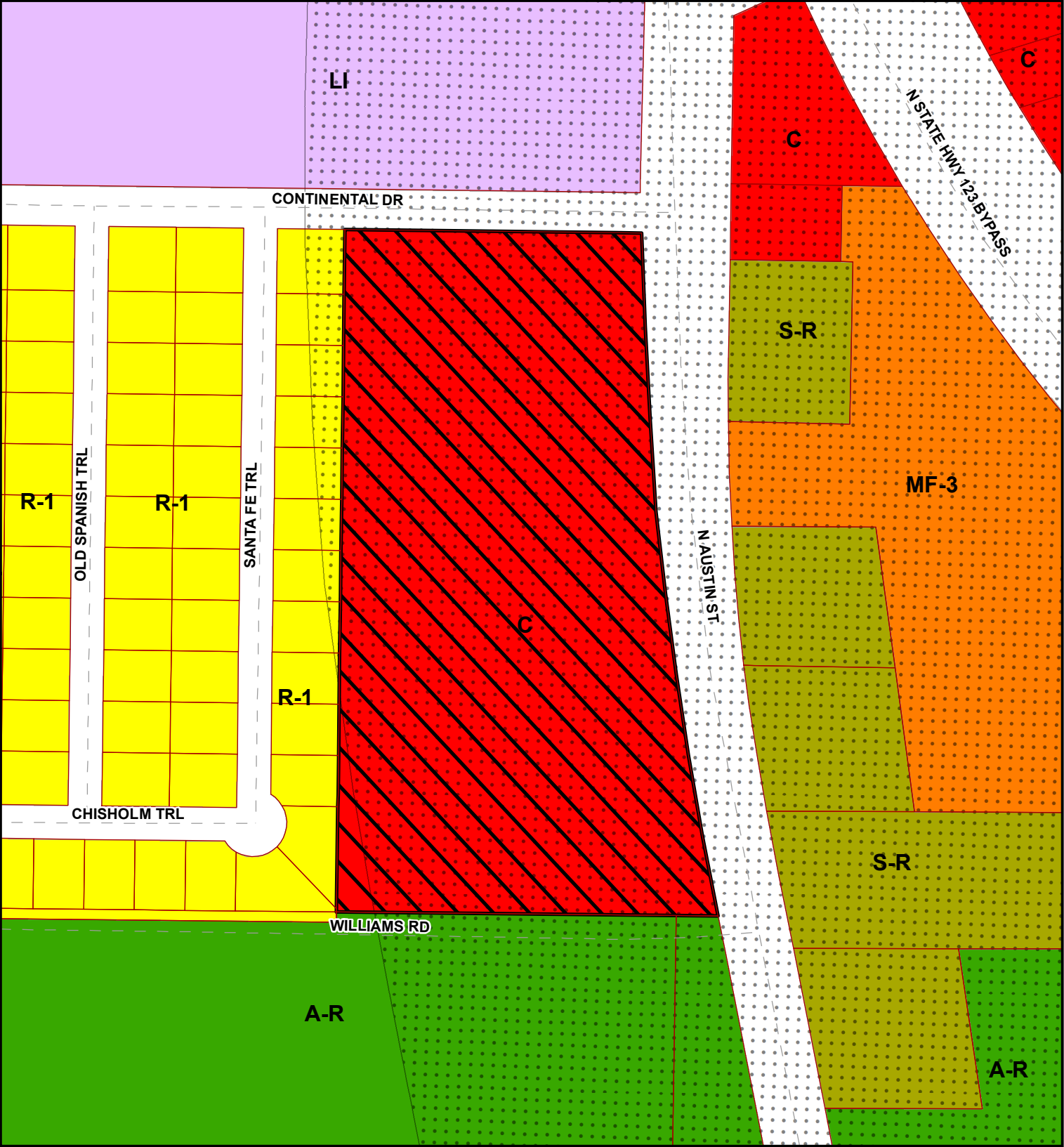
200' Notification Buffer

1 inch = 200 feet

Printed: 11/15/2021

ZONING MAP

ZC 35-21 3500 Blk of N Austin St



Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

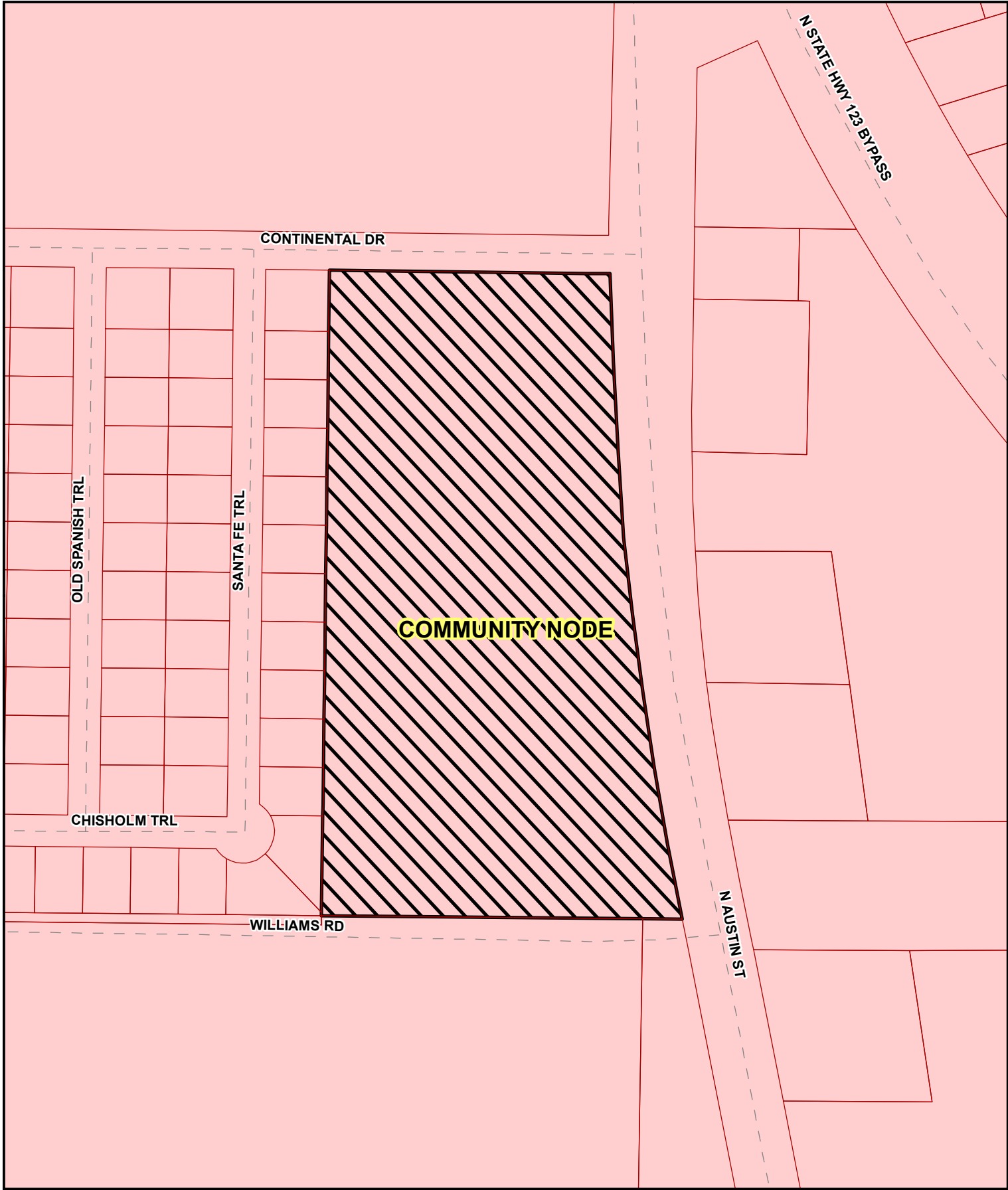
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Ownership

Site Location

1 inch = 200 feet

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